



146 KEIGHLEY ROAD, COWLING, BD22 0AS

£625 PCM

  
CARLING JONES  
ESTATE AGENTS & CHARTERED SURVEYORS





# 2 Bedroom House - Terraced located in Cowling

A two bedroom terraced stone cottage set centrally within the popular village of Cowling offering good-sized yard to the rear. Majority double glazed and centrally heated, this property briefly comprises living room and kitchen/diner to the first floor and two double bedrooms and bathroom to the first floor.

The popular village of Cowling is surrounded by beautiful countryside and is served by a variety of local amenities including a primary school, a church, chapel, shops, public houses, a restaurant and a bus service. Cross Hills village is only a few minutes drive away offering an additional choice of schools, shops, restaurants and other facilities.

Within circa 15 minutes drive are the larger towns of Skipton, Keighley and Colne and the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

## Ground Floor

### Sitting Room

15'11 x 14'13

With stone feature fireplace and timber mantle over. Under stair storage cupboard and open staircase leading to the first floor.

### Dining Kitchen

14'10 x 7'6

Wall and base units in a light wood effect with laminate work surfaces over. Stainless steel sink bow and drainer unit with mixer tap over. Gas oven with built in four ring gas hob and stainless steel extractor hood over.

### Porch

With access to the rear yard.

## First Floor

### Landing

### Bedroom One

14'10 x 10'3 max

Two UPVC double glazed window to the front, cupboard housing combi gas central heating boiler and built-in storage cupboard.

### Bedroom Two

9'4 x 8'1

Second double bedroom with UPVC framed double glazed window overlooking countryside.

### Bathroom

Three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with Mira electric shower over. Part tiled splashback.

### Outside

To the rear of the property is an enclosed yard area.

### Council Tax

Council Tax Band: A

### Tenancy Information

**HOLDING DEPOSITS:** A holding deposit, equal to 1 weeks rent, is payable upon the start of the application. Successful Applications - any holding deposit will be offset against the initial rent and Deposit, with the agreement of the payee.

**FEES PAYABLE IN ACCORDANCE WITH THE TENANT FEES ACT 2019:** Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the Tenancy Agreement, eg. Default of Contract - Later Payment Charge £25.00; Default of Contract - Loss of keys £25.00; Contract Variation - Admin Charge £50.00; Contract Early Termination - Admin Charge £50.00 (plus any reasonable Landlords costs, by prior agreement)

**DEPOSIT:** A deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is great than £50,000) will be payable plus the first months rent once the references have been passed and before the tenancy begins.

**OTHER INFORMATION:** Carling Jones Ltd is a member





of the RICS Client Money Protection Scheme. Carling Jones Ltd is a member of The Property Ombudsman Redress Scheme.

#### Agents Note & Disclaimer

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

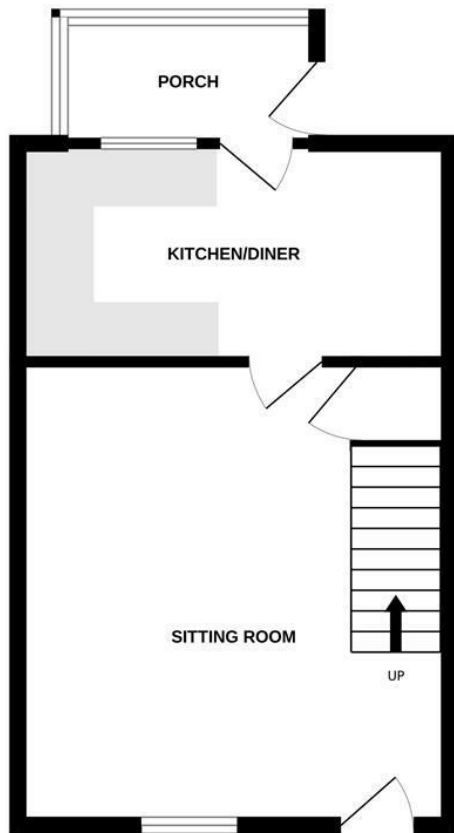
#### Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

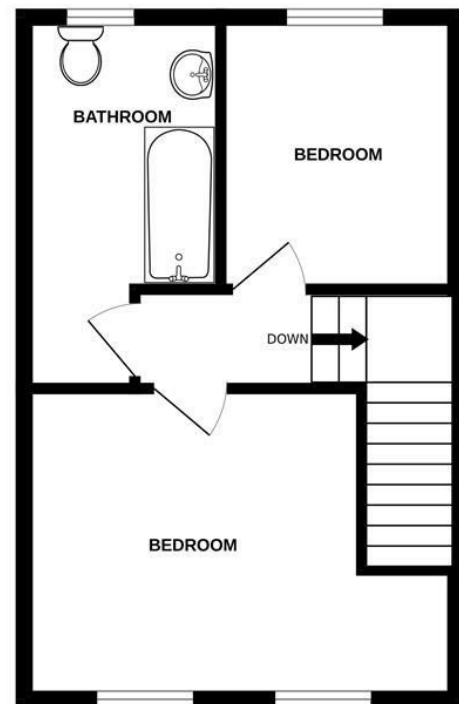




GROUND FLOOR



1ST FLOOR

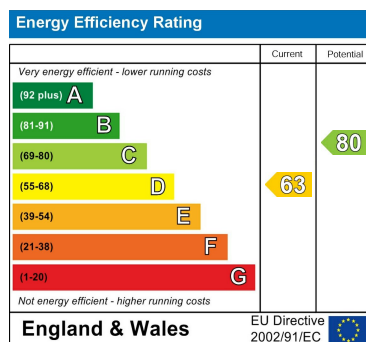


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.